

CONDITION SURVEY DATA SHEET

BUILDING 2055

EXTERIOR ELEMENT

EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE

NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM

REMARKS

LANDSCAPING

SIGNAGE
DRAINAGE & GRADING
LIGHTING
PLANTING

FOUNDATIONS

CONCRETE WALL
CONCRETE PIERS
SKIRTING

WALLS

WOOD SIDING
CONCRETE
STUCCO
CONCRETE/STONE FACE
MASONRY
PAINT
WOOD TRIM
STEEL COLUMNS
METAL TRIM
ASBESTOS SIDING

ROOFS

COMPOSITION
BUILT-UP
METAL
TILE
FLASHING

ROOF ACCESSORIES

BELL TOWER
CLERESTORY
ATTIC VENTS
GUTTERS
SCUPPER BOXES
DOWNSPOUTS
MISC. PENETRATIONS

DOORS

WOOD PANEL
FLUSH WOOD
FLUSH METAL
GLASS LIGHTS
HARDWARE
TRANSOM
WOOD OVERHEAD
METAL OVERHEAD

WINDOWS

WOOD DOUBLEHUNG
WOOD CASEMENT
GLASS BLOCK
VINYL
WOOD VENT/HOPPER
WOOD DECORATIVE
WOOD FIXED
METAL CASEMENT
METAL AWNING/HOPPER
METAL DECORATIVE
SCREENS/BARS

PORCHES

ROOFED
ENCLOSED
CONCRETE STEPS
WOOD STEPS
GRANITE STEPS
BRICK PORCH & STEPS
METAL RAILING
WOOD RAILING
COLUMNS
ROOF BALUSTRADE

FIRE ESCAPES

METAL
CHIMNEYS
MASONRY
METAL

INAPPROPRIATE GRAPHIC ADVERTISING

SOME PONDING AT NORTH

MODERN WALL MOUNTED AREA LIGHTING FIXTURES

12

T-111 PLYWOOD INSTALLED AT OPENINGS

3, 6

OCCASIONAL DAMAGE FROM VEHICLES/PAINTED SIGNAGE

LOOSE, CHIPPED SOME RUSTING

9

SOME RUST

1

SOME MOSS AT NORTH SIDE

2

SOME RUST ON VENTS

7

OUT OF CHARACTER WITH ORIGINAL FABRIC

62

1

SOME RUST
MOSS ON SILLS

39, 40

4, 5

RUST, SOME MISMAKES & PAINTED GLAZING

RUSTING & GRIME

OUT OF CHARACTER

CONDITION SURVEY

MASONRY SHOP BUILDING

1. Moss is evident on masonry sills
2. Roof ventilators are rusty.
3. Masonry is intrusively painted and soiled in various locations.
4. Highly visible replacement glass doesn't match original. Some is patterned, some is painted.
5. Metal sashes are rusting.
6. Masonry has been damaged by vehicles, several corners, almost all shop buildings, particularly at the adjacent, east end vehicle wash slabs.
7. Flush wood doors are out of character and several are delaminated.
8. Surface mounted area lighting is not appropriate to historic character of building.
9. Several eaves and doorways have been struck by large vehicles.
10. Building 2062: Cracks on north face and at southwest corner have been crudely grouted.
11. Buildings 2060 and 2065: Replacement masonry does not match original hollow brick masonry.
12. Varieties of visually intrusive, infill materials have been used on the majority of buildings including standard bricks, concrete masonry units and plywood.

MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YR.
- C. AS FUNDING PERMITS
- 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

BUILDING 2055

EXTERIOR ELEMENT

LANDSCAPING

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
SIGNAGE	2.5					▲	DEVELOP CONSISTANT SIGNAGE PLAN
DRAINAGE & GRADING	2.2			●			
LIGHTING				●			8
PLANTING	2.1		●			▲	RELOCATE VENDOR MACHINES

FOUNDATIONS

CONCRETE WALL					●	▲	CLEAN
CONCRETE PIERS							
SKIRTING							

WALLS

WOOD SIDING							
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY	B 4.2			●		▲	3.6 CLEAN/REPAIR DAMAGE/REMOVE PAINT
PAINT	C					▲	REMOVE RUST, REPAINT
WOOD TRIM							
STEEL COLUMNS							
METAL TRIM	4.5					▲	9 REPAIR - TAKE PREVENTIVE MEASURES
ASBESTOS SIDING							

ROOFS

COMPOSITION							
BUILT-UP							
METAL							
TILE	C						REMOVE ANY MOSS - REPAIR BREAKAGE
FLASHING					●		CHECK FOR LEAKS

ROOF ACCESSORIES

BELL TOWER							
CLERESTORY							
ATTIC VENTS	C 4.5				●	▲	2 REMOVE RUST - PAINT
GUTTERS			●				
SCUPPER BOXES				●			
DOWNSPOUTS							
MISC. PENETRATIONS							

DOORS

WOOD PANEL				●			
FLUSH WOOD	C	6.7		●		▲	7 REPLACE
FLUSH METAL				●			
GLASS LIGHTS				●			
HARDWARE							
TRANSOM							
WOOD OVERHEAD							
METAL OVERHEAD							

WINDOWS

WOOD DOUBLEHUNG	B 7.3					▲	1 REMOVE MOSS FROM SILLS
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE							
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER	B 7.2				●	▲	4.5 REPLACE MISMATCHED GLASS/PAINT
METAL DECORATIVE	C			●		▲	REPAIR/REFINISH
SCREENS/BARS							

PORCHES

ROOFED							
ENCLOSED							
CONCRETE STEPS							
WOOD STEPS							
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING							
WOOD RAILING							
COLUMNS							
ROOF BALUSTRADE							

FIRE ESCAPES

METAL							
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CHIMNEYS

MASONRY							
METAL							

MAINTENANCE AND REPAIR NOTES

MASONRY SHOP BUILDING

1. **MOSS ON SILLS**
 - a. Remove with natural bristle brush and bleach solution.
 - b. Rinse and dry.
2. **RUSTING VENTILATORS**
 - a. Sand to remove all rust.
 - b. Prime and paint.
3. **MASONRY**
 - a. As budget permits, remove paint and clean.
 - b. Pressure wash, repoint as required.
4. **GLAZING**
 - a. Replace mismatched glass panes to be consistent within each window.
5. **STEEL SASH**
 - a. Remove all rust with wire brush, sanding and steel wool.
 - b. Protect glass.
 - c. Prime immediately.
 - d. Replace loose, missing or cracked glazing putty.
 - e. Paint with oil based semi-gloss exterior paint.
 - f. Oil hardware.
6. **DAMAGE TO MASONRY**
 - a. Remove all rust from steel, if exposed.
 - b. Prime with rust inhibiting primer.
 - c. Rebuild damaged corner with matching units, coursing and mortar color.
 - d. Place bollards 1' - 0" away from building corners.
7. **DOORS**
 - a. Replace flush doors with doors matching original.
 - b. See Door Types 53 and 54.
8. **LIGHTING**
 - a. Consider more appropriate lighting. See fixtures on 2051.
9. **DAMAGE TO EAVES AND DOORWAYS**
 - a. Straighten bent steel items.
 - b. Replace damaged wood frames and trims.
 - c. Prime and paint.
 - d. Consider steel corner guards at doorways.
10. **GROUTED CRACKS**
 - a. Remove inappropriate mortar.
 - b. Replace with mortar matching existing joint and color.
11. **REPLACEMENT MASONRY UNITS**
 - a. As budget permits remove mismatched repairs and replace with matching hollow masonry units.
12. **INFILL**
 - a. As budget permits, remove mismatched materials and replace with matching hollow masonry units.